

**PB# 88-69**

**Maria Timberger**

**54-1-35**

TIMBERGER, MARIA

#88-69

MINOR SUBDIVISION

**General Receipt** 10585

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Maria Timberger May 19 19 89 \$ 662.50

Six hundred Sixty-two and 00/100 DOLLARS

For P/B #88-69 - P/B Eng. Fees: \$202.50 - P/B Fees: \$460.00

DISTRIBUTION		
FUND	CODE	AMOUNT
Check #1647		\$662.50

By Pauline B. Towne  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

CK#1648

NO. 88-69  
5/19 1989

RECEIVED FROM Maria Timberger  
Two Hundred Fifty 00/100 DOLLARS  
Recreation Fee Planning Board  
Town Hall  
Account Total \$ 250.00  
Amount Paid \$ 250.00  
Balance Due \$ —

555 Union Ave.  
New Windsor, N.Y. 12550  
88-69

CHAIRPERSON:

RE MAP # 9520

TOWN ☒ New Windsor  
CITY ☐  
VILLAGE ☐

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE MARIA TIMBERGER  
DATED 12/2/88  
FILED 5/31/89

APPROVED BY Daniel McCauley 5/25/89

TO  
555  
New

54-1-35

J.A. Miller  
P. Repes Sew. Dep.

6

1988

Received of Edward Timberger \$ 25.00

Due numbered 100 - Two one 100 DOLLARS

For P/B # 88-69 - P/B Fee: 202.50 - P/B Fee: 460.00

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1647		262.50

By Pauline S. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14603

CK # 1648

NO. 88-69

5/19 1989

RECEIVED FROM Maria Timberger

Two Hundred Fifty 00/100 DOLLARS

Recreation Fee Planning Board

Account Total \$ 250.00 Town Hall

Amount Paid \$ 250.00 555 Union Ave.

Balance Due \$ — Windsor, N.Y. 12550

88-69

CHAIRPERSON: RE MAP # 9520

TOWN ☒ CITY ☐ VILLAGE ☐ New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE MARIA TIMBERGER

DATED 12/7/88

FILED 5/31/89

APPROVED BY Daniel McCauley 5/25/89

TOV 555 New

54-1-35

J.A. Miller

G. Repes New York

Received of Edward Timberger \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee 88-69

DISTRIBUTION

FUND	CODE	AMOUNT
CK #	1582	25.00

By Pauline S. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14603

TIMBERGER SUBDIVISION (88-69) BETHLEHEM ROAD

Mr. William Hildreth came before the Board representing this proposal.

Mr. Hildreth: Last time this was in was the 12th.

Mr. Schiefer: I was not here at the time but I read something about it.

Mr. Hildreth: For your benefit, it is a two lot minor subdivision on Bethlehem Road. There is an existing house which is going to be on one lot and of course the remainder, they both meet the current bulk requirements. There has been a description made for the portion of the road for dedication because the deed line goes to the center of the road. There were two minor comments at the last meeting, they have both been addressed and if there are any other questions or comments, I'd be happy to answer them otherwise I'd respectfully ask for approval.

Mr. McCarville: I make a motion that we take lead agency status with regard to Timberger Subdivision (88-69).

Mr. VanLeeuwen: I'll second that motion.

## ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I make a motion that we declar a negative declaration with regard to the SEQR process and that we waive the public hearing with regard to Timberger Subdivision (88-69).

Mr. McCarville: I will second that motion.

## ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: There is one thing that I don't like, there is a framed shed here which is 7 feet to the roof line.

Mr. McCarville: That is closest to the point, the wall of the shed is probably a few inches inside it, would be something more than 7 feet.

Mr. VanLeeuwen: That has got to go to the Zoning Board of Appeals, doesn't it. How big is the shed.

Mr. Hildreth: Twelve by twenty. It is an outbuilding, it is a shed and not in very good shape.

Mr. Soukup: What is the minimum setback on accessory use buildings.

Mr. Babcock: Ten foot.

Mr. Ronas: We are not doing anything with this line.

Mr. Schiefer: That is the distance from that boundary line at this time.

Mr. Hildreth: I'd point out that there are two other existing conditions on the house that have already been declared existing and there is no--what we are doing doesn't make it any worse or any better.

Mr. Pagano: Is this bordering on Central Hudson property.

Mr. Hildreth: Yes. Topo wise, it is a bit lower so this is elevated in comparison and it is screened by some trees along this wall.

Mr. Soukup: Before you sign it that the to be removed items are keyed into the building permit on lot 1, both items to be removed before the building permit be issued on lot 1 so that note is clarified as to when those are to be removed.

Mr. Hildreth: A note on the plan.

Mr. Soukup: Just modify the note.

Mr. Hildreth: Prior to issuing a building permit.

Mr. Soukup: Right, any building permit.

Mr. McCarville: Make that part of the motion to approve.

Mr. Pagano: We also have the opportunity to, notice where the present driveway is coming out if we can merge two driveways and have a single ingress and egress into that property, eliminate one driveway along that road, maybe a small factor but it is an opportunity.

Mr. VanLeeuwen: Even if they are a couple feet apart, you are really--

Mr. Pagano: We could insist that it be put there.

Mr. Hildreth: There is ample sight distance in that area and elevation wise there is not a problem either so I, while I understand what you are saying about limiting the number of accesses to a town road, it would not, I don't think, present a safety problem.

Mr. Soukup: John, what do you say if we put the, in the resolution,

that the driveway should be on the southerly edge of the property which would put it within 10 feet of the existing driveway although not using the actual point.

Mr. Ronces: What does that do.

Mr. McCarville: You are still going to turn whether it is 15 feet there or 15 foot here.

Mr. Babcock: The driveways are all inspected by the highway superintendents so--

Mr. Hildreth: Well, would--

Mr. Babcock: We don't require permits, what we do is hold the C.O. until the highway superintendent is satisfied.

Mr. Schiefer: Is that adequate that the highway superintendent has to comment on it.

Mr. McCarville: I think it should be depending on what type of a house it may be a situation that requires another driveway.

Mr. Hildreth: I don't mind at all restrictions of--I don't want to qualify them but if they are not absolutely necessary.

Mr. McCarville: I make a motion that we approve the Timberger Minor Subdivision subject to the "to be removed" items be removed prior to final stamping.

Mr. Jones: I will second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

PROJECT NAME: Timberger Minor Subdivision  
PROJECT LOCATION: Bethlehem Road  
PROJECT NUMBER: 88-69  
DATE: 10 May 1989

1. The Applicants have submitted a plan for the minor subdivision of a 2.5 +/- acre parcel into two (2) single-family residential lots. The plan was previously reviewed at the 12 April 1989 Planning Board Meeting.
2. The plan as submitted appears to comply with all the minimum requirements under the R-1 Zone. The Applicant has responded to all previous comments from the Engineer, as well as those items discussed at the Work Session appearance.
3. The Applicant has submitted a description for the road dedication to the Town of New Windsor and I have reviewed same, finding the description acceptable. I have forwarded a memo to the Town Attorney in this regard.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. At this time, I am aware of no reason why the minor subdivision could not receive final approval, from an engineering standpoint.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'M. Edsall', written over a horizontal line.

Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnje

tim





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MEMORANDUM


TO: J. TAD SEAMAN, TOWN ATTORNEY  
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER  
SUBJECT: TIMBERGER DEDICATION  
DATE: 9 MAY 1989

At the regular Planning Board Meeting on 10 May 1989, the Planning Board granted Final Approval to the Maria Timberger Minor Subdivision. As part of the plans, it was requested that the Applicants make a dedication to the Town of New Windsor for the portion of their parcel along Bethlehem Road.

Attached hereto, please find a description for the subject road dedication. I have reviewed the description, and have determined that same is acceptable, based on the stamped and signed plan submitted by Elias D. Grevas, L.S. the Applicant's Land Surveyor.

If you have any questions concerning the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJENJE

cc: Planning Board File - 88-69

Attach

20 April 1989

DESCRIPTION  
for  
Road Dedication to the Town of New Windsor  
for  
Highway Purposes  
Town of New Windsor, Orange County, New York

All that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, as shown on a map entitled "Maria Timberger Final Minor Subdivision", said plan having been filed in the Orange County Clerk's Office on \_\_\_\_\_ as Map No. \_\_\_\_\_ being a parcel of land lying between the existing centerline of Bethlehem Road and a line twenty five (25) feet east of said line, being more particularly described as follows:

BEGINNING at a point in the centerline of Bethlehem Road where said line is intersected by the division line between lands now or formerly Central Hudson Gas and Electric Corporation and lands of the Grantor running thence the following courses:

1. Along said division line, S  $68^{\circ} 33' 13''$  E, 25.28' to a point in the easterly line of Bethlehem Road, as shown on the above referenced filed map;
2. Along said line, S  $12^{\circ} 58' 40''$  W, 262.48' to a point in the southerly line of lands of the Grantor;
3. Along said line, N  $68^{\circ} 45' 00''$  W, 25.26' to a point in the centerline of Bethlehem Road;
4. Along said line, N  $12^{\circ} 58' 40''$  E, 262.57' to the point or place of BEGINNING.

CONTAINING 6,563 sq. feet or 0.15 Acres of land, more or less.

# FILE HISTORY

DATE FILE OPENED: 12-9-88

PLANNING BOARD NUMBER 88-69

COPY OF PLANS GIVEN TO:

DATE

DATE RETURNED

MARK EDSALL

12-12-88

FIRE INSPECTOR

12-12-88

12-29-88 Approved

WATER DEPARTMENT

12-12-88

12-12-88 Approved

HIGHWAY DEPARTMENT

12-12-88

Sewer

12-12-88

REVISED PLANS:

MARK EDSALL

4-25-89

FIRE INSPECTOR

4-25-89

WATER DEPARTMENT

4-25-89

HIGHWAY DEPARTMENT

4-25-89

Sewer

4-25-89

AGENDA DATE:

RESULTS:

4-12-89

5-10-89

FEES:

DATE & AMOUNT PAID

Application fee

12-9-88

\$25.00

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: \_\_\_\_\_

DATE PLANS PICKED UP BY APPLICANT: \_\_\_\_\_

NOTES: \_\_\_\_\_

AS OF: 05/10/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 69

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
88-69	32595	04/10/89	TIME	NJE	MC TIMBERGER	60.00	0.50	30.00			
88-69	32599	04/11/89	TIME	NJE	MC TIMBERGER	60.00	0.30	18.00			
88-69	32640	04/11/89	TIME	NJE	CL TIMBERGER REV COMMS	19.00	0.50	9.50			
88-69	32606	04/13/89	TIME	NJE	MC TIMBERGER	60.00	0.30	18.00			
88-69	32963	04/18/89	TIME	NJE	MC TIMBERGER	60.00	0.30	18.00			
88-69	32970	04/19/89	TIME	NJE	MC TIMBERGER	60.00	0.50	30.00			
88-69	32972	04/20/89	TIME	NJE	MC TIMBERGER	60.00	0.30	18.00			
TASK TOTAL								141.50	0.00	0.00	141.50
GRAND TOTAL								141.50	0.00	0.00	141.50



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**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF Timberger P/B # 88-69  
WORK SESSION DATE: 4-18-89 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: yes minor correct.  
PROJECT NAME: Timberger sub.  
COMPLETE APPLICATION ON FILE ☒ NEW ☒ OLD ☒  
REPRESENTATIVE PRESENT: Bill Kildreth OK  
TOWN REPS PRESENT: BLDG INSP. ☒  
FIRE INSP. ☒  
P/B ENGR. ☒  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1) Road dedication design submitted (to be reviewed by MHE)
- 2) source/reason for "no further sub" note to be found.
- 3)

Set for  
5/18/89  
agenda



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**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF

Timberger

P/B #

88-69

WORK SESSION DATE:

4-18-89

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

yes minor correct.

PROJECT NAME:

Timberger sub.

COMPLETE APPLICATION ON FILE

✓ NEW

OLD

✓

REPRESENTATIVE PRESENT:

Bill Aldrich

TOWN REPS PRESENT:

BLDG INSP.

FIRE INSP.

P/B ENGR.

OTHER (Specify)

✓  
✓

Set for  
5/18/89  
agenda

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1) Road dedication descript. submitted (to be reviewed by MHE)
- 2) source/reason for "no further sub" note to be found.
- 3)

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Elias D. Grevas for the building or subdivision of

Marla Tinberg has been

reviewed by me and is approved L

disapproved

If disapproved, please list reason \_\_\_\_\_

There is no town water in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D. D.

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 28 April 1989  
**SUBJECT:** Maria Timberger Minor Subdivision


PLANNING BOARD REFERENCE NUMBER: PB-88-69

FIRE PREVENTION REFERENCE NUMBER: FPS-89-039

A review of the above referenced subject site plan/ subdivision was conducted on 28 April 1989.

This minor subdivision is approved provided the driveway width conforms to Town Code.

PLAN DATED: 13 April 1989; Revision 1

  
-----  
Robert F. Rodgers; CCA  
Fire Inspector

CC:M.E.



TIMBERGER - SUBDIVISION (88-69) BETHLEHEM ROAD

Elias Grevas, L.S., came before the Board representing this proposal.

Mr. Grevas: This is a minor subdivision of two lots. The property is located on the east side of Bethlehem Road, approximately 935 feet south of the intersection with Mt. Airy Road. The property is R1 zoned proposal is to divide the property into two parcels, one of which will contain the existing house and the other one which will contain a new house. Both lots meet or exceed the zone bulk requirements. We have percolation tests on the property which yielded a test result of 6 minutes. We have on the plan the right-of-way dedication to the Town of New Windsor for the 25 foot strip from center line and it is a fairly straight forward project and at this point--

Mr. Soukup: My map says 41.

Mr. Grevas: Excuse me, my reading is terrible, it is 41 minutes. There hasn't been any revision on this map. It was my error in reading the map.

Mr. VanLeeuwen: I think we ought to do the SEQR process. I make a motion that we become lead agency with regard to the Timberger Subdivision 88-69.

Mr. Jones: I will second that motion.

ROLL CALL:

Mr. Jones	Aye
Mr. Soukup	Aye
Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

Mr. McCarville: Where is the well location on here?

Mr. Grevas: We have shown the clearance for the setback to the well.

Mr. McCarville: So, it would be up here. Where would the buildable area be?

Mr. Grevas: There is the zone book requirements on the plan.

Mr. McCarville: You should show proposed well and the whole thing there. There isn't any house on here, on this lot is there.

Mr. Grevas: No.

Mr. Pagano: Have you read the engineer's comments?

Mr. Grevas: No, I have not. I'd like to ask for, if it is reasonable, a waiver on the public hearing.

Mr. Pagano: Can't do that until we see the full plan.

Mr. McCarville: I will make a motion that we waive the public hearing.

Mr. Grevas: The reason I ask that is because when we submitted the plan back in December, we noted that the property owner was under financial burden at that time and we wanted it acted on as quickly as we can get it and we will make the changes and ask to be placed on the next available agenda.

Mr. VanLeeuwen: I will second that motion.

ROLL CALL:

Mr. Jones	Aye
Mr. Soukup	Aye
Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Abstain

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 28 December 1988  
**SUBJECT:** Timberger Minor Subdivision

PLANNING BOARD REFERENCE NUMBER: 88 - 69

FIRE PREVENTION REFERENCE NUMBER: 88 - 119

A review of the above referenced subject site plan/ sub-division was conducted on 28 December 1988.

This site plan was previously disapproved under the Fire Prevention Reference number(s) of N. A.

This site plan is found acceptable.

  
Robert F. Rodgers; CCA  
Fire Inspector

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED] SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Elias J Grevas for the building or subdivision of  
Myria Timberger has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve B. B. B.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project MARIA TIMBERGER - MINOR SUBDIVISION
2. Name of Applicant MARIA TIMBERGER Phone 565-6490  
Address 186 TEMPLE HILL RD (UNIT 1105) NEW WINDSOR N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME Phone SAME  
Address SAME  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREVAS, L.S. Phone 562-8667  
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the EAST side of BETHLEHEM ROAD  
935'± feet SOUTH  
of MT. AIRY ROAD (Direction)  
(Street)
7. Acreage of Parcel 2.5 8. Zoning District R-1
9. Tax Map Designation: Section 54 Block 1 Lot 35
10. This application is for TWO LOT MINOR SUBDIVISION
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? N/A

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section N/A Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

X Maria Timberger  
(Owner's Signature)

8th day of December 1988

\_\_\_\_\_  
(Applicant's Signature)

Ruth J. Eaton  
Notary Public

OWNER / APPLICANT  
(Title)

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
No. 4673612  
Commission Expires October 31, 1990

REV. 3-87

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

## ART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>MARIA TIMBERGER</u>	2. PROJECT NAME <u>MARIA TIMBERGER - MINOR SUBDIVISION</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>EAST SIDE OF BETHLEHEM ROAD 935'± SOUTH OF MT. AIRY ROAD</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>TWO LOT SUBDIVISION OF 2.5± ACRES PARCEL</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.5</u> acres    Ultimately <u>2.5</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>MARIA TIMBERGER</u>	Date: <u>8 DEC 1988</u>
X Signature: <u>Maria Timberger</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE THRESHOLD IN 6 NYCRR, PART 617.12?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, complete the review process and use the FULL EAF.
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67</b> may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	If No, a negative declaration
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.   	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date



PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

MARIA TIMBERGER deposes and says that she  
resides at 186 TEMPLE HILL RD. NEW WINDSOR UNIT 1105  
(Owner's Address)

in the County of ORANGE  
and State of NEW YORK

and that she is the owner in fee of TAX MAP LOT 35 IN  
SECTION 54 BLOCK 1

which is the premises described in the foregoing application and  
that she has authorized ELIAS D. GREVAS, L.S.  
to make the foregoing application as described therein.

Date: 8 DECEMBER, 1988

X Maria Timberger  
(Owner's Signature)

William B. Fildes  
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\* If applicable.

13. ✓ Name of adjoining owners.
- \*14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. N/A Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. N/A Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\* If applicable.

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. — Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

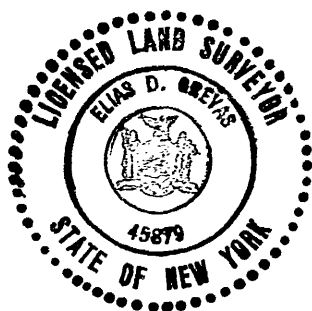
**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]

Licensed Professional

Date: 12/8/88





ELIAS D. GREVAS, L.S.

LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

8 December 1988

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: MARIA TIMBERGER MINOR SUBDIVISION, BETHLEHEM ROAD

Dear Mr. Scheible:

Enclosed are the Application, Application Fee and thirteen (13) copies of the plan in the Subject matter. We are taking the liberty of forwarding one (1) copy of the plan to Mr. Mark Edsall, P.E. for his records.

Mrs. Timberger is under a financial burden, due to a family illness, and is awaiting the outcome of this application in order to make some financial decisions. We would therefore appreciate placement of this item on your agenda at your earliest opportunity.

Very truly yours

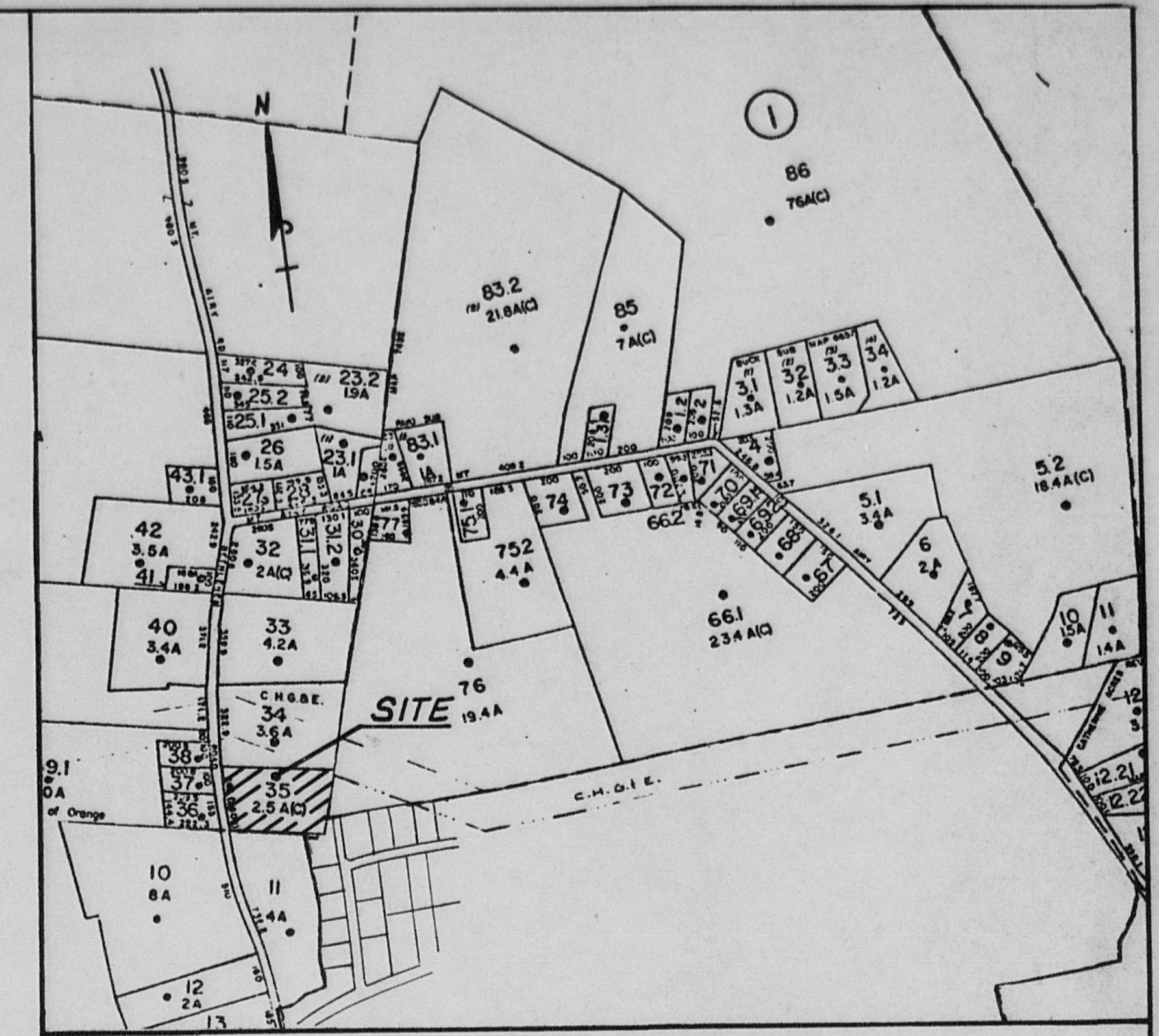
William B. Hildreth, L.S.

encl/as

WBH/bq

cc: Mr. Mark Edsall, P.E.  
w/encl  
Mrs Maria Timberger




$$1'' = 600' \pm$$

1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 54, Block 1, Lot 35.
2. TOTAL PARCEL AREA: 2.53 +/- Acres
3. PROPERTY OWNER/APPLICANT: Maria Timberger  
186 Temple Hill Road  
Unit 1105  
New Windsor, N Y  
12550
4. PROPERTY ZONE: R-1
5. NUMBER OF LOTS 2
6. Boundaries shown hereon are the result of an actual field survey completed by the undersigned on 14 October 1988. Topography is from U.S.G.S. mapping and partial field survey.
7. All Sanitary Sewage Disposal Systems and Well Locations shall be designed by a N.Y.S. Licensed Design Professional and submitted to the town of New Windsor prior to the issuance of a Building Permit. The Sanitary System and Well Location shall be inspected during construction and certified to the Town of New Windsor as to conformance to design by the Design Professional prior to issuance of a Certificate of Occupancy.
8. Unauthorized alteration or addition to this plan is a violation of Section 7209(2) of the New York State Education Law.

**ZONE BULK REQUIREMENTS (R-1 ZONE, Single-Family Residential)**

<b><u>MINIMUM REQUIRED</u></b>					
LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARDS	REAR YARD	STREET FRONTAGE
43,560 S.F.	125'	45'	20'/40'	50'	70'

**MAXIMUM PERMITTED:**

BUILDING HEIGHT	35'
DEVELOPMENT COVERAGE:	10%
MINIMUM LIVABLE FLOOR AREA:	1200 S.F.

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 14 October 1988 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc. and is, to the best of my knowledge and belief, correct.

M100R SUBDIVISION \_\_\_\_\_ APPROVAL GRANTED \_\_\_\_\_  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON 5/25/89  
 BY Daniel C. McCarville  
 DANIEL C. MCCARVILLE  
 SECRETARY



PLANNING BOARD NO. 88-69

**& Grevas LAND SURVEYORS**  
**Hildreth, P.C.**  
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12560  
TEL: (914) 662-6667

Mario Timberger  
I have reviewed this plan and find it acceptable.

MARIA TIMBERGER

Checked:  
Scale: 1" = 40'

FINAL  
MINOR SUBDIVISION